



Riverwalk HOA

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2022 4th Quarter

Newsletter

2022 Roofing Project will commence by the end of October.

Buildings involved are 6231, 6247, 6255, 6263, 6270, 6351, 6359, 6207, 6215, 6223 and 6239. The roofing portion of the project is scheduled to be completed by December 24th. To reduce costs, Riverwalk is contracting separately for painting and replacement of gutter which may occur after December 24th for some buildings. **If you are involved in the roofing project AND have an electric or solar attic fan the office needs to know as soon as possible.**

All existing gutter will be removed and replaced at the Association's expense. However, unit owners will have the opportunity to purchase additional gutter at a pre-negotiated price which will be at the unit owner's expense. Owners are responsible for the cost of replacing plywood, fascia and/or structural lumber that is rotten/deteriorated AND interferes with the proper installation of the new roof. These prices have also been pre-negotiated. **The HOA Office is looking for one unit per building to provide the availability of water and electric if needed by The Roofing Company. Please send an email to the office if you can assist with this.** Satellite dishes on any shingled area **will be removed**. If you choose to have a dish replaced, it **CANNOT** be affixed to the shingled roof. A dish must be affixed to the siding because a dish can compromise the integrity of the roof. Unit owners who re-attach to the roof are subject to violations resulting in fining and the cost for the Association to remove the satellite dishes.

If you are directly involved in this year's roofing project it will be extremely disruptive to your everyday routine.

This is unavoidable as this is the nature of re-roofing. During the roofing project there will be very loud noises, dust and debris that may enter your home, smells that may go into the house that will go away with time, workers will need access to the roof and driveway, vendors delivering materials, and vibrations that may cause things to fall from the walls if not properly secured. Also, please look in your attic for original fire wall installed during original building construction. Last year several pieces of firewall fell from the attic and damaged the 2nd floor ceiling because they were old and partially falling already. If you have attic firewall partially affixed in the attic, we suggest removing them altogether or reaffixing them properly to prevent them falling and causing damage.

Communication will be sent frequently to owners & residents involved in the roofing project mainly by email; please confirm for yourself that you have been receiving emails from The HOA Office. If you have not been receiving emails from The HOA Office, send an email to office@riverwalkhoa.biz so we may update your record.

Safety is a priority: All Riverwalk residents & guests should use caution when driving/walking near the buildings involved in the roofing project.

Safe Driving: The HOA Office has received much feedback from residents regarding driving and is issuing violations as it relates to reckless driving and running stop signs. Keep in mind, Riverwalk is a residential community in which many residents walk, some with dogs and children are out playing. Adhere to all stop signs and speed limits.

UPDATE on Underground Pipe Repair in front of 6287-6:

Repair is anticipated to begin on October 11th. It was challenging to secure reasonable bids for the project. However, a vendor was chosen who mainly works on city & county projects. The Town of Jupiter will also be involved and on property during the repair. Residents & guests of Building 6287 will not be able to park between 6287-6 & the flower boxes until repair is complete.

QUARTERLY MAINTENANCE Is due January 01, April 01, July 01 and October 01, however, there is a grace period of 30 days. If received after 30 days a late fee of \$30 and interest is added.

Please be advised The HOA Office will no longer use flyers on residents' gates as a means of keeping residents informed.

Placing flyers on gates is a very inefficient process that has become burdensome on all ready very busy staff, costly and messy (flyers are seen in the common areas, roads, etc.). Again, this is in an effort keep everyone in Riverwalk informed and updated with important information in the quickest, most efficient manner. **Please provide The HOA Office with an email address if you are currently not receiving communications via email.**

NO RESIDENT SHOULD TOUCH, ALTER OR TRIM ANY MANGROVES:

Riverwalk does not own the land that is adjacent to The Loxahatchee River. It belongs to South Florida Water Management who holds the riparian rights of trimming and Riverwalk must comply exactly with the permit given. Residents must be aware of the difficulties they may create by "clipping here and there" to enhance their own individual views, no matter how small of a difference they make, it could create an instance where ALL trimming is negatively affected. Trimming rights could be taken away from the entire community if the laws are not exactly followed. Not only would this lower property values, if proven who did it, they could be liable. Residents must not take things into their own hands. The company hired to professionally maintain the mangroves noted that one individual section seemed as if someone had lowered the heights, and in another location a ground level opening was created. Nature would have filled in this area if someone was not removing seedlings, so it is very apparent "someone" is keeping it open, and it is illegal to do so.

A warm welcome to Geoffrey ("Jeff") Bartimus who is Riverwalk HOA's newest employee! Jeff works part time in The HOA Office and has been an invaluable addition to the team.

Security/Safety Concerns & Unit Front Lighting

This topic has been discussed in the last 2 newsletters and recent Board Meetings. In an effort to deter crime The Board unanimously agreed that the lighting Rules and Regulations would be enforced. At a minimum all units must have working lights by each front door and on top of the front fence from dusk until dawn. Most end units don't have fence lights; however, they have lights by their front door that must be turned on from dusk until dawn. Automatic Bulbs called "Dusk to Dawn" bulbs are another option, so there will be no need to manually turn these lights ON/OFF via a light switch. Initially Riverwalk Code Enforcement will place warning notices on your front gate for non-compliance regarding lighting requirements. But after repeated warning notices, a Violation Letter & Fine will be issued and reviewed by the Board. The HOA Office has purchased From Ace Hardware Greenlite Dusk to Dawn Bulbs, 9Watt LED (60-watt equivalent), Bright White producing 800 lumens available for residents to purchase at cost which is \$8.20 each. Please stop by the office, owners do not need to bring a check, we will add the charge to your account and you may pay it in the next quarter's dues. If your existing light fixture(s) do not work or is/are missing, you must repair/replace it with the approved fixture if the existing light fixture cannot be repaired and replacement is the only option. Any existing, operable, non-approved light fixture **need not be replaced now**, but any future replacement of the fixture **must be with the approved fixtures which are Portfolio Brayden Black Fence Post Light Model #: LWS1204E (Item#: 338654 at Lowes) & post mount Model #: PB-01MBK (Item# 358617) or the Patio Wall Light Model#: LWS1204C (Item#: 338651 at Lowes).**" Since as mentioned, we have taken current photos as to the status of each unit, anyone replacing an existing fixture that needs replacement must use an approved fixture to replace it. Any deviations will require the unapproved fixture be removed and replaced with an approved fixture. Fines may apply in this case for non-compliance. The office has purchased limited quantities of the approved fixtures and the mount needed. They are available for sale at cost in the office. These lights are also available via the internet.



Riverwalk resident since 2016

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Each office is independently owned & operated

Have you heard about Riverwalk's Community Garden?

Cultivated organically in 2021 by Riverwalk residents for Riverwalk residents!
Learn more or get involved by visiting the home page of www.riverwalkhoa.biz and clicking on [The Riverwalk Community Garden Website](#)

OVERNIGHT PARKING

Every vehicle parked in Riverwalk overnight (after midnight) MUST have one of two things: a Riverwalk decal affixed by The HOA Office to the right on the rear of the vehicle **OR** an unexpired visitor's pass issued by The HOA Office displayed clearly in the driver's side dash of the visiting vehicle. **NO EXCEPTIONS.**

Light/Crosswalk on Central Blvd. at

Riverwalk's entrance: Board President Ron Perholtz is spear heading this topic and has been in meetings/communication with the Town of Jupiter asking that the light be fully activated due to concerns of safety such as:

- Many middle & high school buses stop at The Riverwalk Entrance to and from school
- Children and Residents frequently cross Central Blvd to reach The Jupiter West Plaza
- Car accidents
- Observed that drivers many times do not realize when the light has turned red to allow firefighters at the fire station to exit when dispatched
- This particular intersection has 3 competing left turns, a rare factor.

The HOA Office is asking that residents please send an email to share their experiences as to why the light should be fully activated/crosswalk added. This will allow Riverwalk HOA to present safety concerns directly from The Riverwalk Community to The Town of Jupiter.



*Welcome to our newest Riverwalk
Owners & Residents!*

John Woodward, Samuel Miller, Clare Miller, Martin Ureta, Addie Avant, John Martens, Daniel Regis, Milena Cazacu, Meg Brent, Lindsay Fix, Alyssa Borislow, Erica Bable, Jobita Bable, Nicola Liebsch, Elaine Cronin, Mallory Briggs, Corey Thompson, Timothy Durbin, Angelica Emmanouil, Sarah Fischer, Taylor Perrotta, Kurt Silverstein, Austin Roca, Mark Morales, Catherine Hagadon, Krysti Sentz